



Unity Park Neighborhood District Code



Unity Park Neighborhood District Code

UPCD CONTEXT ZONES REGULATING PLAN



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|---------------|--------------------------------|---------------|----------------------------------|
| UP-C | Unity Park Core | UP-NCO | Unity Park Neighborhood Core |
| UP-F | Unity Park Frontage | UP-DT | Unity Park Downtown Transitional |
| UP-NCE | Unity Park Neighborhood Center | UP-SD | Unity Park Special District |

Overview



- Current zoning around Unity Park
 - R-6 – Single Family Residential designation (Park properties City-owned)
 - RM-1 – Multi-Family District (10 units per acre) (Washington Pointe)
 - RM-2 – Multi-Family district (20 units per acre) (Properties adjacent to existing residential)
 - OD – Office (Kroc Center, AJW and Tabernacle Baptist Church)
 - RDV – Redevelopment District
 - C-2 – Local Commercial District (portion of Mayberry Street)
 - PD – Planned Development (Greenville Water campus)
 - S-1 – Service District (Duke substation)

Overview



- Benefits of Unity Park Neighborhood District Code
 - Designed specifically for this area
 - Provides level of certainty for property owners and developers
 - Encourages compatible uses in and around Unity Park
 - Encourages walkability and pedestrian amenities
 - Promotes cohesive design
 - Protects the existing residential areas from inconsistent infill
 - Creates an appropriate transition to and from Downtown

Form-Based Code



- Variation to traditional zoning regulations
- Emphasizes the form, scale of buildings
- Considers the relationship of site/development to green and open space, streets
- Focuses less on use on a site or in a building
- Haynie-Sirrine neighborhood has a form-based code

Unique Elements



- Limits new development within the Unity Park boundaries; encourages redevelopment of existing warehouse buildings
- Encourages affordable housing options
 - Flexible Development Incentives
 - Accessory Dwelling Units
- Encourages appropriate transition from more intense districts along W. Washington and S. Hudson Streets to more restrictive residential districts on internal streets

Proposed Zones



- Unity Park Core (UP-C) – Central Feature of UPNDC – Allows for redevelopment of existing buildings as commercial uses supporting park and SRT visitors and construction of park-related structures
- Unity Park Frontage (UP-F) – Allows for large-scale, mid-rise residential and mixed-use development that overlooks Mayberry Street and Unity Park
- Unity Park Neighborhood Center (UP-NCE) – Allows for neighborhood-scale retail mixed with residential development along heavily traveled streets.
- Unity Park Neighborhood Core (UP-NCO) – Allows for neighborhood infill including single-family, duplex and small scale multi-family development.
- Unity Park Downtown Transitional (UP-DT) – Allows for mixed-use development that provides a transition from downtown to Unity Park
- Unity Park (Special District) – Existing cultural centers and community service facilities that are unlikely to be redeveloped.

Schedule for Adoption



- Open House events - September 16 & 17
- Planning Commission Work Session - October 2
- Open House - October 8
- Planning Commission – October 17
- City Council – November 11 and December 9

- Note: Open House events held January 7 & 8, 2019